



\* £180,000 - £200,000 \* No Onward Chain \* A spacious two-bedroom ground floor flat with a West-facing garden and off-street parking, conveniently positioned just moments from the seafront, city centre, and excellent transport links.

- Ground Floor Flat with No Onward Chain
- Open Plan Kitchen/Diner
- Bay Fronted Master Bedroom with Built-in Wardrobes
- West Facing Rear Garden
- Double Glazing
- Spacious Lounge with Patio Doors to the Garden
- Two Double Bedrooms
- Three Piece Bathroom
- Off-Street Parking
- Gas Central Heating

## Southchurch Avenue

Southend-on-Sea

**£180,000**

Guide Price



# Southchurch Avenue



Situated on the ground floor, this generously proportioned flat offers a versatile layout and excellent potential for a range of buyers. The accommodation begins with a welcoming entrance hall, which provides access to a central open plan kitchen/diner. This sociable space enjoys direct access to the rear garden and leads through an inner hallway to the lounge and three piece bathroom. Positioned to the rear of the property, the lounge benefits from patio doors opening onto the garden, creating a bright and relaxing living space. To the front, there is a bay fronted master bedroom complete with built-in wardrobes, alongside a second well-proportioned double bedroom. Externally, the property enjoys a private West-facing rear garden, ideal for making the most of the afternoon and evening sun. To the front, there is the added convenience of one off-street parking space. Further benefits include double glazing and gas central heating.

Located on Southchurch Avenue in Southend-on-Sea, the property is just minutes from the seafront and Southend City Centre, offering easy access to an array of shops, restaurants, and leisure facilities. Bus links and major train lines are close by, making this an ideal location for commuters. The property also falls within the catchment areas for Porters Grange Primary School and Nursery and Southchurch High School.

## **Two Bedroom Ground Floor Flat**

### **Entrance Hall**

15'6 x 3'8

### **Kitchen/Diner**

17'3 x 8'3

### **Inner Hallway**

8'2 x 2'10

### **Lounge**

12'1 x 8'5

### **Three Piece Bathroom**

8'1 x 4'3

### **Bedroom One**

13'6 x 12'5

### **Bedroom Two**

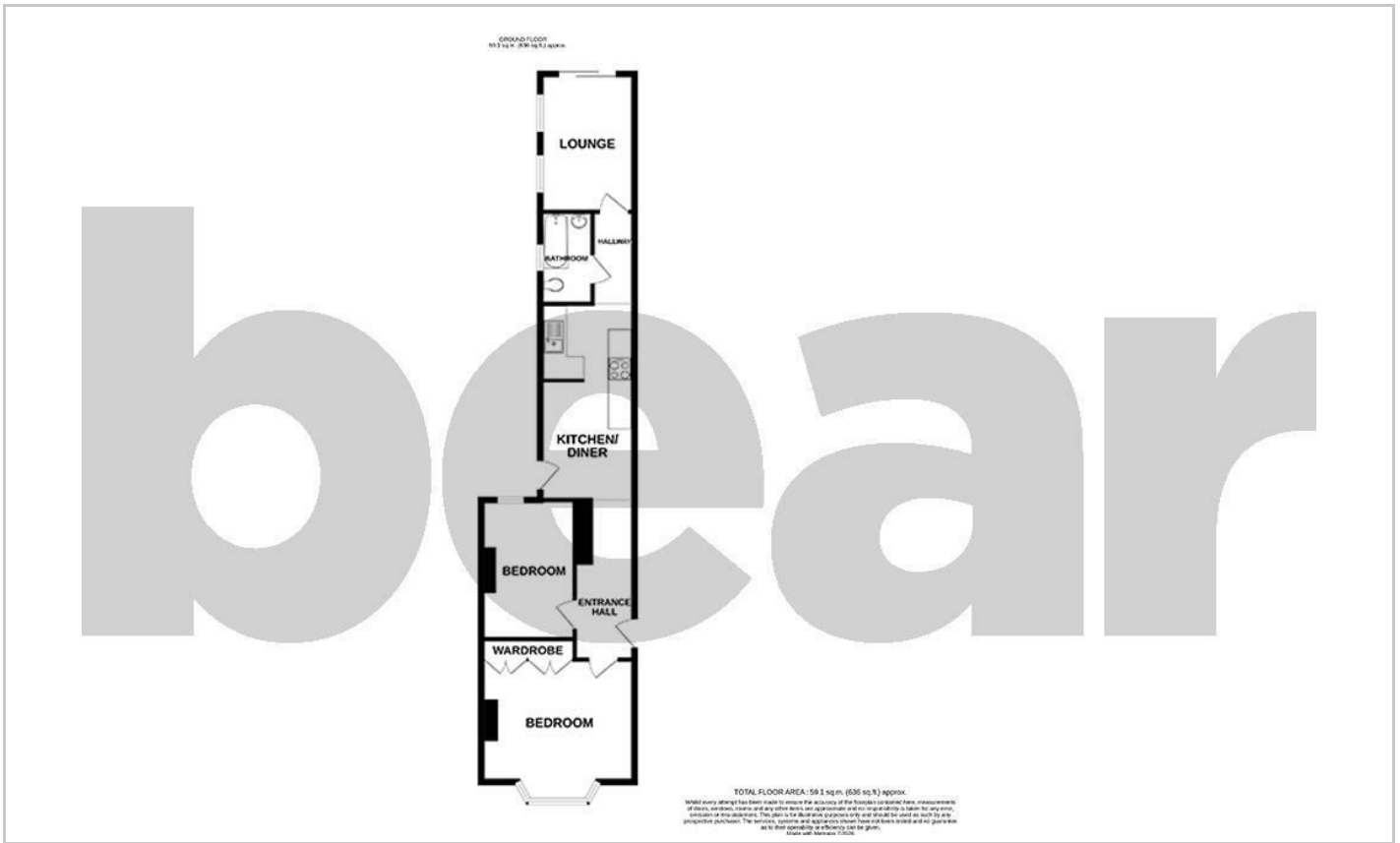
12'3 x 8'3

### **West Facing Garden**

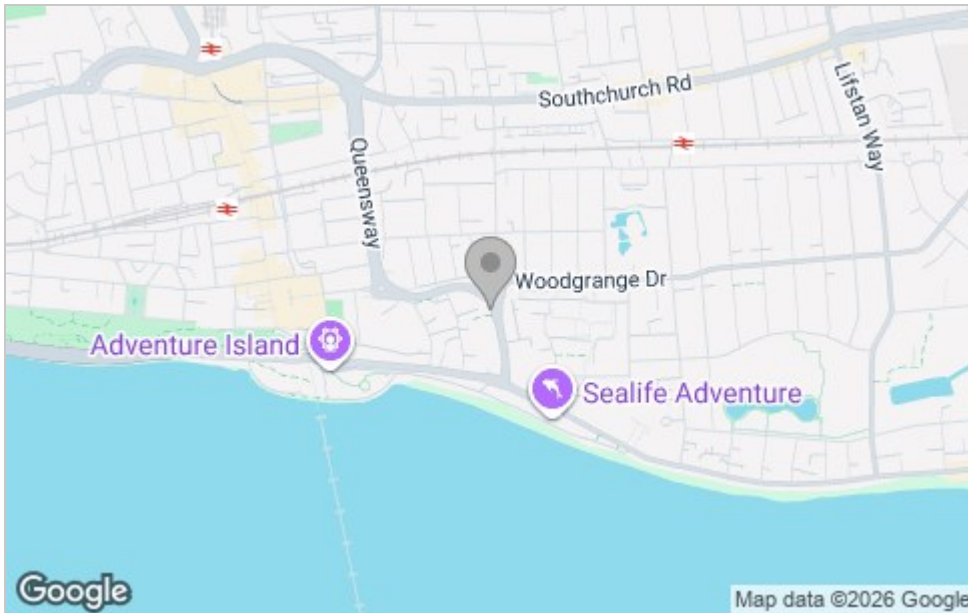
### **Off-Street Parking**



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

